112.0	0003	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	834,500	/	834,500
USE VALUE:	834,500	/	834,500
ASSESSED:	834,500	/	834,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOTYAN RAJEEN
Owner 2:	KOYTAN-MURPHY CARMEL
Owner 3:	
Street 1:	12 JAMES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CACCIOLA DAVID P -
Owner 2:	-
Street 1:	90 CLARENDON AVENUE
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry:
Postal:	02144

NARRATIVE DESCRIPTION

This parcel contains .301 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 1956 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13109.000	293,700		540,800	834,500
Total Card	0.301	293,700		540,800	834,500
Total Parcel	0.301	293,700		540,800	834,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.64 | /Parcel: 426.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0003-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,700	0	13,109.	540,800	834,500		Year end	12/23/2021
2021	101	FV	285,000	0	13,109.	540,800	825,800		Year End Roll	12/10/2020
2020	101	FV	285,100	0	13,109.	540,800	825,900	825,900	Year End Roll	12/18/2019
2019	101	FV	222,700	0	13,109.	533,100	755,800	755,800	Year End Roll	1/3/2019
2018	101	FV	222,700	0	13,109.	409,500	632,200	632,200	Year End Roll	12/20/2017
2017	101	FV	222,700	0	13,109.	386,300	609,000	609,000	Year End Roll	1/3/2017
2016	101	FV	222,700	0	13,109.	355,400	578,100	578,100	Year End	1/4/2016
2015	101	FV	217,400	0	13,109.	332,200	549,600	549,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CACCIOLA DAVID	34453-2		12/28/2001		300,000	No	No		
SOURCE ONE MORT	26180-524		3/29/1996		85,000	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	424	Redo Bat	20,388	C				
7/8/2015	904	Solar Pa	22,000		7/8/2015			Install 31 solar p
8/13/2003	676	Siding	12,000	C		G6	GR FY06	REPL VINYL W/ VINY
4/24/2002	281	New Wind	4,000	C				9 REPLACEMENT WIND

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13109		Sq. Ft.	Site		0	70.	0.59	6			Topo	-5					540,824						540,800	

USER DEFINED

User Acct	71086
GIS Ref	
GIS Ref	
Insp Date	09/17/18
!8678!	
PAT ACCT.	8678

PRINT

Date	Time
12/30/21	07:43:40

LAST REV

Date	Time
07/28/20	11:58:37
danam	

Prior Id # 1:	71086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Meas/Inspect	CC	Chris C
2/27/2009	Info At Door	189	PATRIOT
7/12/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
11/6/2000	Hearing Chag		
2/7/2000	Measured	264	PATRIOT
5/11/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Total AC/HA:	0.30094	Total SF/SM:	13109	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	540,824	Spl Credit		Total:	540,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18680978
Const Adj.:	0.97990203
Adj $ / SQ:	151.184
Other Features:	86021
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399023
Depreciation:	105342
Depreciated Total:	293681

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	8	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	8	
Totals			
1	7	8	

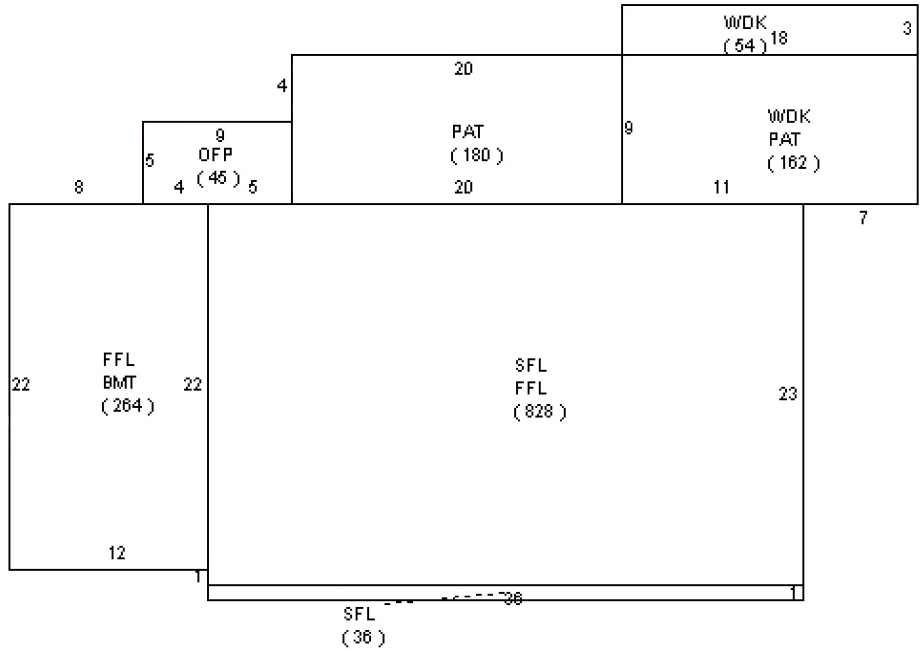
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	151.18
Special Features:	0	Val/Su Net:	104.04
Final Total:	293700	Val/Su SzAd	150.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	151.180	165,093
SFL	Second Floor	864	151.180	130,623
PAT	Patio	342	3.280	1,121
BMT	Basement	264	45.360	11,974
WDK	Deck	216	10.420	2,250
OFP	Open Porch	45	43.120	1,940

Net Sketched Area:	2,823	Total:	313,001
Size Ad 1956	Gross Area 2823	FinArea 1956	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0003-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc